

160.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

807,800 / 807,800

USE VALUE:

807,800 / 807,800

ASSESSED:

807,800 / 807,800



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		HILLSIDE AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BJORKMAN MAGNUS G	
Owner 2:	BJORKMAN SARAH E	
Owner 3:		

Street 1:	116 HILLSIDE AVENUE
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Cntry:	
Own Occ:	Y

Postal:	02476	Type:
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## PREVIOUS OWNER

Owner 1:	KAZDA GEORGE -
Owner 2:	-

Street 1:	116 HILLSIDE AVENUE
Twn/City:	ARLINGTON

StProv:	MA	Cntry:	
Postal:	02476	Type:	

## NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Clapboard Exterior and 1426 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	8									441,000						441,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										106520
										GIS Ref
										GIS Ref
										Insp Date
										10/06/18

## PREVIOUS ASSESSMENT

Parcel ID										
160.0-0001-0012.0										
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020		101	FV	366,900	0	7,000.	441,000	807,900	807,900	Year End Roll
2019		101	FV	285,900	0	7,000.	441,000	726,900	726,900	Year End Roll
2018		101	FV	285,400	0	7,000.	390,600	676,000	676,000	Year End Roll
2017		101	FV	285,400	0	7,000.	327,600	613,000	613,000	Year End Roll
2016		101	FV	285,400	0	7,000.	327,600	613,000	613,000	Year End
2015		101	FV	265,500	0	7,000.	283,500	549,000	549,000	Year End Roll
2014		101	FV	265,500	0	7,000.	274,100	539,600	539,600	Year End Roll
2013		101	FV	265,500	0	7,000.	260,800	526,300	526,300	12/13/2012

SALES INFORMATION										TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
KAZDA GEORGE	51874-124		11/7/2008		535,000	No	No										
	20860-287		11/1/1990			1	No	No	A								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
1/8/2020	63	Heat App	20,000	C						10/6/2018	MEAS&NOTICE	HS	Hanne S				
5/30/2019	797	Heat App	4,550	C						6/14/2012	Info Fm Prmt	BR	B Rossignol				
5/30/2019	797	Heat App	4,550	C						1/5/2009	Measured	189	PATRIOT				
5/29/2012	663	Redo Kit	129,225							12/16/1999	Mailer Sent						
8/16/1994	418	Manual	6,500							12/1/1999	Measured	256	PATRIOT				
10/22/1992	535		14,900							2/1/1992		PM	Peter M				
4/23/1992	146	Manual	500														

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	15 - Old Style			Full Bath:	1	Rating:	Very Good														
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:															
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:															
Foundation:	2 - Conc. Block			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good														
Prime Wall:	2 - Clapboard			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good														
Color:	GRAY			A Kits:		Rating:															
View / Desir:				Fpl:	1	Rating:	Good														
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:															
Grade:	C - Average			<b>CONDOS INFORMATION</b>																	
Year Blt:	1925	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:	G13	Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>									
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%									No Unit	RMS	BRS	FL		
Prim Int Wall:	2 - Plaster			Functional:			%									1	6	2	M		
Sec Int Wall:		%		Economic:			%														
Partition:	T - Typical			Special:			%														
Prim Floors:	3 - Hardwood			Override:			%														
Sec Floors:		%		Total:	4.6	%															
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>								<b>COMPARABLE SALES</b>									
Subfloor:				Basic \$ / SQ:	130.00											Rate	Parcel ID	Typ	Date		
Bsmnt Gar:				Size Adj.:	1.35000002														Sale Price		
Electric:	3 - Typical			Const Adj.:	0.98990101																
Insulation:	2 - Typical			Adj \$ / SQ:	173.728																
Int vs Ext:	S			Other Features:	89250																
Heat Fuel:	1 - Oil			Grade Factor:	1.00																
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100			LUC Factor:	1.00																
Solar HW:	NO	Central Vac: NO		Adj Total:	384526																
% Com Wall:		% Sprinkled:		Depreciation:	17688																
				Deprecated Total:	366838																
<b>MOBILE HOME</b>				Make:				Serial #:				Year:			Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 160-0-0001-0012.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
2	Frame Shed	D	Y	1	6X14	A	AV	1998	0.00	T	16.8	101									
More: N	Total Yard Items:			Total Special Features:			Total:														